

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	31	+ 29.2%	86	126	+ 46.5%
Closed Sales	14	29	+ 107.1%	75	104	+ 38.7%
Median Sales Price*	\$527,500	\$650,000	+ 23.2%	\$525,000	\$630,500	+ 20.1%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	33	22	- 33.3%	34	31	- 8.8%
Percent of Original List Price Received*	99.7%	103.3%	+ 3.6%	99.1%	100.3%	+ 1.2%
New Listings	34	39	+ 14.7%	119	142	+ 19.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

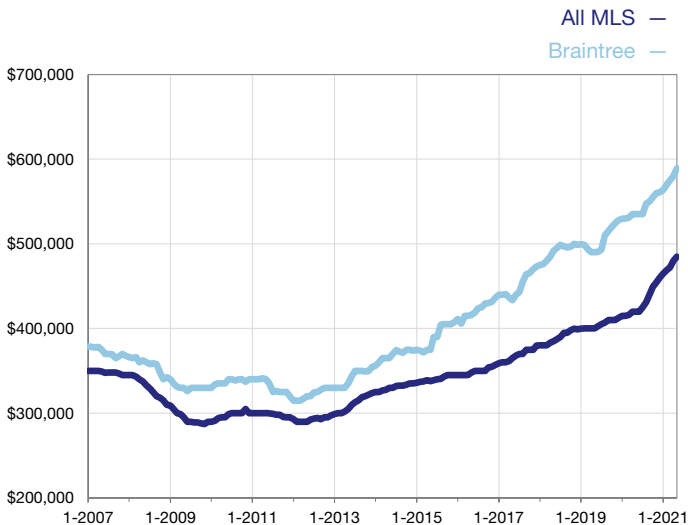
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	19	+ 111.1%	50	62	+ 24.0%
Closed Sales	5	11	+ 120.0%	50	49	- 2.0%
Median Sales Price*	\$445,000	\$367,000	- 17.5%	\$376,750	\$375,000	- 0.5%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	52	48	- 7.7%
Percent of Original List Price Received*	99.5%	99.5%	0.0%	96.3%	99.1%	+ 2.9%
New Listings	15	17	+ 13.3%	62	67	+ 8.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

